



CITY OF ISSAQUAH QUARTERLY REPORT

Q1 2022: MAJOR DEVELOPMENT & CONSTRUCTION ACTIVITY REPORT

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INTRODUCTION

The following document represents a status summary of select major development (review and construction) occurring in the City of Issaquah as of Q3 2021.

A complete list of all significant development activity can be found on the City's Active Projects page: <https://www.issaquahwa.gov/activeprojectsmap>

As construction projects continue through the wet weather season, higher standards are put in place for exposed soils and temporary erosion & sedimentation control (TESC).

HIGH SCHOOL #4 AND ELEMENTARY SCHOOL #17 AT PROVIDENCE POINT

Project Name: High School #4 and Elementary School #17 at Providence Point

Project Description:

- The approximately 226,500 sq. ft. High School is designed to serve 1,600 students in grades 9-12.
- The approximately 71,300 sq. ft. elementary school will serve 600 students in grades K-5.



Location: Providence Point

Approval: Land Use Permit in process, Master Site Plan MSP20-00001 and Site Development Permit SDP20-00001; Building Permits under review.

Status:

- Land Use permits are scheduled before the Development Commission in March for an open record public hearing and recommendation; then tentatively to the Council in April and May for a closed record hearing and decision. Building permits were submitted in January 2021.
- The District is the lead agency for SEPA Determination and a final Mitigated Determination of Significance was issued on January 17, 2022.



MALLARD POINTE

Project Name: Mallard Pointe

Project: 34-unit single-family development

Location: West Lake Sammamish

Approval: The Final Plat was approved in February 2021

Status: Under construction

Several homes are in progress and a model home is complete.



COUGAR MOUNTAIN MIDDLE SCHOOL

Project Name: Cougar Mountain Middle School

Project Description:

- Approximately 145,000 square feet of academic, school administration and ancillary spaces in a six-story building, as well as an athletic field.
- The new school would accommodate up to 900 students and 80 staff.

Location: Talus

Approval: Land Use Permit (SDP19- 00002)

approved February 2020

Status: A temporary certificate of occupancy was issued in February of 2022.



PANORAMA (TALUS PARCELS 7&8)

Project Name: Panorama

Project: 63 single-family homes

Location: Talus

Approval: Final Plat (FP15-00003) approved Sept. 2015; multiple building permits in process

Status:

- Continued construction of homes sites is expected through the next quarter.
- About half of the homes have been approved for occupancy and move-in. Most of the building permits for the remaining lots have been either issued with a handful in review.



WESTRIDGE: SINGLE-FAMILY NORTH, BLOCK 4 AFFORDABLE HOUSING, HIGH STREET PARK

Project Name: Westridge single-family north and Block 4 affordable housing

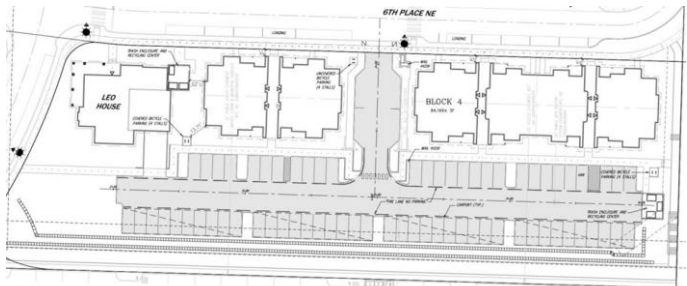
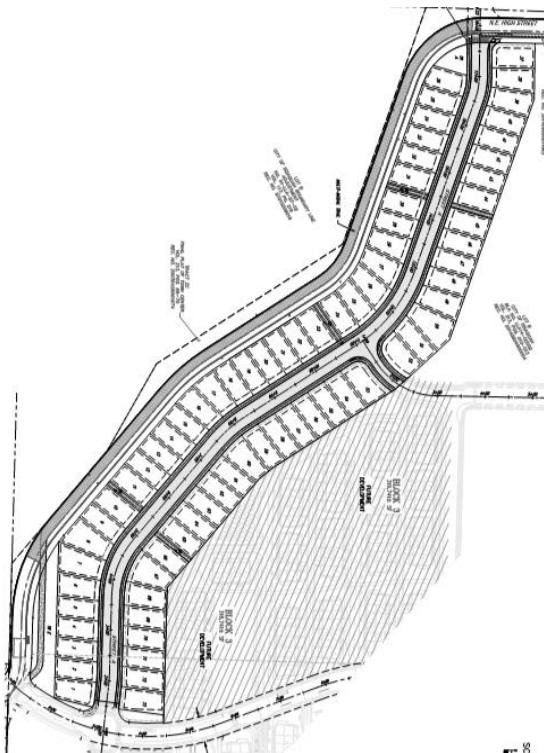
Projects:

- *Single Family North:* 73 homes
Townhomes North: 112 units, 10 of which are affordable.
Block 4: LEO house, 38 affordable units
- *High Street Linear Park:* conversion of a quarter mile of road to multi-use trail and park

Location: Located in Issaquah Highlands, east of the West Highlands Park, neighborhood south of High Street, and west of 9th Avenue NE

Approvals: *Single Family North* Final Plat approved March 2020; Block 4 Land Use Permit approved Sept 2018; High Street Land Use Permit approved May 2019.

Status: Taylor Morrison is continuing building construction through next year. High Street Conversion to a linear park is underway and expected to be completed this summer.



Left: Single Family North site plan; Right, top: Block 4 site plan; Right, bottom: High Street

TALUS 9 PARCEL HOMES

Project Name: Talus Parcel 9

Project: 90 single-family homes

Location: Talus

Approval: Preliminary Plat (14-00001) approved 6/2/2014

Status: The preliminary plat received a one-year extension to June 2022 and the applicant has requested another one-year extension.



KELKARI PHASE II & III

Project Name: Kelkari Phase II & III

Project: 72 townhomes in Phases II and III

Location: Located on the north and south sides of Sunrise Place SW off Wildwood Boulevard SW, south and east of Cabin Creek. The project site is west of the Foothills at Issaquah subdivision.

Approval: Land Use Permit (MSPA16- 00001, BSP16-00001, ASDP16-00004) approved Sept 2017

Status:

- Phase II (north of Sunrise) is mostly completed and being inspected.
- Construction has not commenced this year on Phase III.
- Phase III is expected to begin construction in 2022 or 2023, depending on the applicant's geotechnical design decisions related to temporary construction dewatering and site construction.



COSTCO CORPORATE OFFICE EXPANSION

Project Name: Costco Corporate Office expansion

Project: An approximately 600,000 sq. ft. office building and a 630,000 sq. ft. parking garage.

Location: Pickering Place, north side of SE 62nd Street, east and west of Lake Drive Approval: Land Use Permit (SDP17-00001) approved Oct 2018

Status: Construction of both buildings is continuing through this quarter. The garage/flex space building received Temporary Certificate of Occupancy in December 2021 and the office building construction continues through 2022.



FIRS AT TALUS

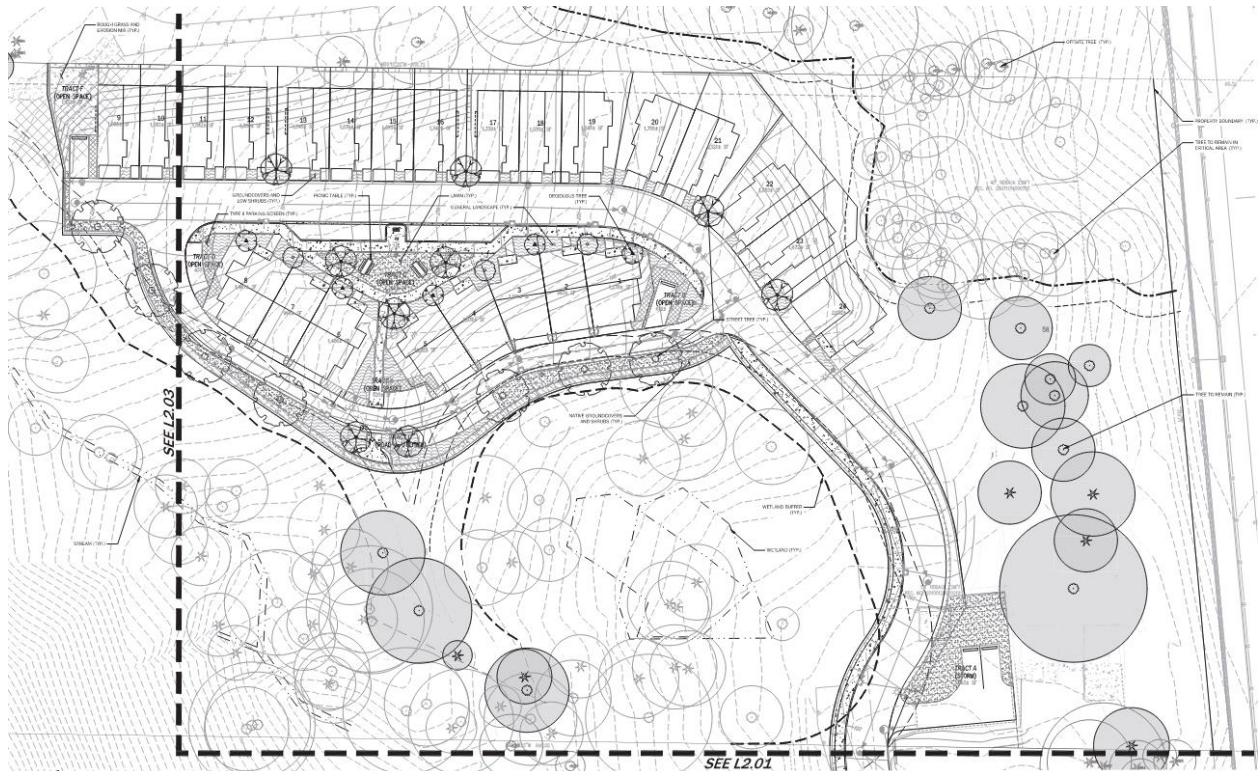
Project Name: Firs at Talus (on the Emerick property, an Expansion Area of Talus agreement)

Project: Up to 24 townhomes.

Location: West of SR900, north of Talus Drive entry; access only from SR900

Status: A Neighborhood Meeting and Community Conference was held in May 2021. The applicant is revising their drawings in response to community and staff comments. The applicant is also preparing a request to modify the easement providing access and updating their preliminary engineering designs.

Below: portion of the property proposed for development



AVALON

Project Name: Avalon Issaquah

Project: Approximately 385 dwelling units and retail space

Location: 12th Ave NW and Newport Way NW

Status:

- Critical Area Review in process and Site Dev Permit submitted 1/25/22
- Environmental Neighborhood Meeting occurred on Nov 17



MILANO

Project Name: Milano

Project: Approximately 100 units.

Location: Central Issaquah between Gateway/Anthology and Gateway Senior/Revel.

Status: The Site Development Permit has been submitted and is in review. An Environmental Neighborhood Meeting will also be required.



Top Right: Proposed site plan; *Center:* view of proposal heading east on Newport Way

HYLA PUMP STATION

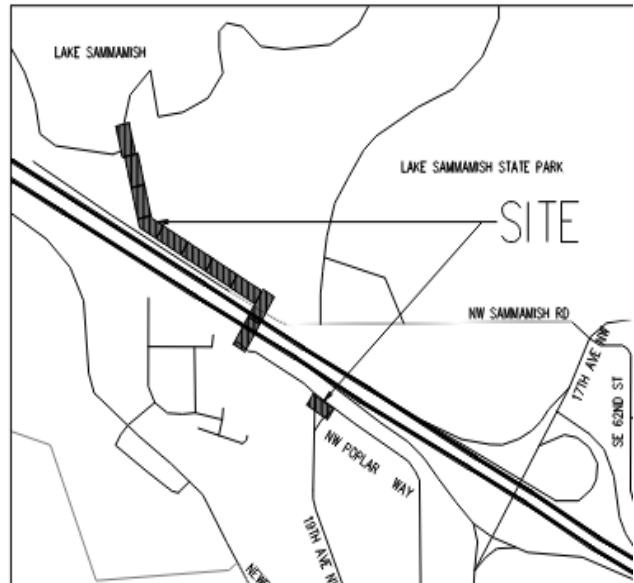
Project Name: Hyla Pump Station

Project: A pump station and outfall for Rowley properties and the City.

Location: In the Rowley Development

Agreement area, at the south end of the Hyla area, adjacent to Tibbetts Creek and continuing under I-90 through Greenwood Trust.

Status: The Administrative Site Development Permit and Shoreline permit are in review. An Environmental Neighborhood Meeting was held in October 2021. The applicant is revising their submittal in response to comments from Staff and the public.



Top Right: vicinity plan; *Center:* Perspective View of the pump station from the southwest

JACKSONS FUEL STATION

Project Name: Jacksons Fuel Station

Project: Expansion of the fuel canopy and pumps, rebuild of the convenience store.

Location: Central Issaquah, at SR900 and Gilman Blvd.

Status: The project is under construction and should be completed in first quarter, depending on their ability to obtain concrete.



TIBBETTS CROSSING

Project Name: Tibbetts Crossing

Project: Preliminary plat for 20 homes based on a development agreement approved in 2016.

Location: On SR900 across from the entrance to Talus.

Status: The preliminary plat was approved in early 2020. The project will likely be constructed in two phases: west of the creek first and east of the creek later. The first phase includes two affordable homes. The applicant is revising the stormwater engineering design to remove impacts to critical area buffers.

Below: preliminary plat's composite plan.

